



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the November 21, 2022 APC Workshop Meeting
Presented for approval: December 5, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, November 21, 2022 at Westfield City Services Center.

Active links for this meeting:

[November 21, 2022 APC Agenda & Exhibits](#)

[November 21, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Victor McCarty (arrived at 7:11 p.m.), Andre Maue, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Caleb Ernest, Senior Planner; Lauren Gillingham, Senior Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the November 9, 2022 Minutes.

Deck seconded. Motion passed. Vote 8-0. (McCarty not yet present.)

UPDATE TO 2023 APC SCHEDULE OF MEETINGS

Kelleher motioned to approve the updated schedule of APC Meetings for 2023.

Burkman seconded. Motion passed. Vote 8-0. (McCarty not yet present.)

REVIEW RULES AND PROCEDURES

Howard reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 3:01](#)

2209-DDP-29

Urban Apples

18326 Spring Mill Road

Herron Holdings, LLC, represented by Civil Site Group, Inc, requests Detailed Development Plan approval of a 7,634 square foot building addition on 23.71 acres located in the Urban Apples PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2210-DDP-34

Westfield Public Library and Trustee's Office

South West Corner of Westfield Boulevard & Park Street

Westfield Public Library, represented by Weihe Engineering, requests Detailed Development Plan approval of a 32,000 square foot institutional building on 4.13 acres located in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

2210-DDP-38

Grand Millennium Medical Office Building

South West Corner of Westfield Boulevard & Park Street

18th Street Development LLC, represented by Kimley-Horn and Associates, Inc, requests Detailed Development Plan approval of a 60,000 square foot medical office building on 4.3 acres located in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2210-DDP-40

Grand Millennium Infrastructure and Common Area

South West Corner of Westfield Boulevard & Park Street

31/32 Investors LLC requests Detailed Development Plan approval of infrastructure and Common Areas on 2.25 acres in the Grand Millennium Center PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2211-DDP-41

Roush Pole Barn Expansion

525 David Brown Drive

Tom Roush Auto Group requests Detailed Development Plan approval of a 2,000 square foot addition to an existing accessory structure, located on 8 acres +/- in the GB: General Business - Planned Development (GB-PD) District

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Maue motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 8-0. (McCarty not yet present.)

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

[*YouTube Time: 4:08*](#)

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

Workshop discussion only.

MISCELLANEOUS ITEMS

[*YouTube Time: 1:45:02*](#)

Department Presentation

Westfield-Washington Township Nonresidential Inventory Presentation.

(Planner: Caleb Ernest cernest@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

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2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2206-PUD-11 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS:

[*YouTube Time: 2:21:03*](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Spoljaric seconded. Motion passed. Vote 9-0.

The meeting adjourned at 9:42 p.m.

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Signature Page for APC Minutes for November 21, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary